

# PRIME CLASS E OPPORTUNITY READING

## Unit 62 Broad Street Mall



### Description

Broad Street Mall provides 400,000 sq. ft. of retail and leisure accommodation, 750 parking spaces. The scheme is part of Phase 1 of the **Minster Quarter** regeneration scheme which will deliver 1300 new homes as well as a unique cultural hub within the heart of the town.

The unit occupies a prominent location on the ground floor of the Centre. Other notable retailers within the scheme are **GrapeTree**, **The Works**, **Greggs** and **Boswells Café**.

Please refer to the attached copy of the street traders plan for further details.

### Accommodation

The premises are arranged over ground and basement floors, comprising the following area:

<b>Ground Floor</b>	939 sq. ft.	(87.23 sq. m)
<b>Basement Ancillary</b>	436 sq. ft.	(40.50 sq. m)
<b>Total</b>	<b>1,375 sq. ft.</b>	<b>(127.74 sq. m)</b>

### Lease

A new effectively full repairing and insuring lease, for a term to be agreed.

### Rent

# £35,000

per annum exclusive.

### Service Charge

The current service charge for the financial year is £17,889.36 per annum.

### Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

<b>Rateable Value</b>	£19,750
<b>UBR (25/26)</b>	0.499p

All parties are to be advised to make their own enquires to the relevant authority.

### EPC

The property has an EPC rating of D. A full report is available upon request.

### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

### Viewing

Strictly via appointment through joint agents, **Green & Partners**, contacting:

**Matt Beardall**      **07912 746923**  
matt.beardall@greenpartners.co.uk

**Freddie King**      **07545 386694**  
freddie.king@greenpartners.co.uk

Or, **Hicks Baker**, contacting:

**Richard Duncan**      **0118 955 7081**  
r.duncan@hicksbaker.co.uk

**Fiona Brownfoot**      **0118 959 6144**  
f.brownfoot@hicksbaker.co.uk

